

Minutes for May 14th, 2012 Nisqually Estates Homeowner's Association [HOA] Board Meeting

HOA Board Members Present: Rob Mendel, Alison Brackett, and Denise Smith.

HOA Board Member Not Present: Rebekah Cade-Jordan.

Other Homeowners Present: None.

1. Meeting opened 6:03 pm, 10425 Brighton Street SE.
2. A motion was made and seconded to formally approve the April 2nd, 2012 Board Minutes. **Approved 3-0.**
3. **Treasurer's Report**
 - a) Financial Status - Checking \$12,087.64; Savings \$6,502.12.
 - b) 2012 Dues Status: To date 110 out of 120 homeowners have paid dues for 2012.
 - c) Lien Status: Ten (10) liens filed on April 24th, 2012 for 2012 delinquent dues. Total number of liens - 24, Number of Properties with Liens - 11.
 - d) Filing of 2011 Tax Form 112H was completed & mailed on January 11, 2012 by Alison Brackett to the IRS. Copy of documents in file.
 - e) PO Box fee was paid for another year in the amount of \$70.00.
4. **Architectural Control Committee (ACC) Report**
 - a) New Plans: Three plans were submitted and approved.
 - b) Observations: Observations were made for May. 14 properties found with observations. Personal visits and e-mails have been sent out to those found in violation of the covenants. The list has significantly decreased in part to personal contact with homeowners/tenants and emails.
5. **Old Business**
 - a) Playground Equipment: Due to little feedback regarding playground site renovation, the common area park will be left as is until there is sufficient interest or feedback.
 - b) Filling of Vacant Board Position – Vacant board position is advertised on website. There is currently no interest. We will need to actively recruit to fill vacant positions.

- c) Website Ad Page: The ad page is up and running on the website. The first ad was paid for and the funds generated will be used to mitigate the cost of running the website.

6. **New Business**

- a) Common area water turn on date: A motion was made and seconded for Rob to put in a service order with City of Yelm to turn on our irrigation lines. **Approved 3-0.**
- b) Insurance policy books: Rebekah still has not returned the insurance policy books.
- c) Resignation of Rebekah Cade-Jordan as Vice President of HOA Board: Rebekah submitted a resignation letter on May 14th, 2012 and it will be effective on June 3rd, 2012. Rob to send e-mail to Rebekah accepting her resignation as stated in her letter. Rebekah will be reimbursed up to \$50.00 for community yard sale expenses as previously approved. Also to be included in e-mail is another request that the insurance policy books be returned to Alison by June 3rd, 2012. Rebekah will be removed from TwinStar account, UPS Store account and the PO Box on the effective date of her resignation.
- d) 15216 105th Ave SE: Change of ownership from Flagstar Bank to Dept of Housing & Urban Development (HUD). HOA records for this property have been updated.

7. Comments and Questions:

- a) Edits to Notice of Liens documents discussed and Rob to complete and update accordingly for records.
- b) Attorney Fees: We were notified by our attorney's office that rates have increased from \$225.00 per hour to \$250.00 per hour effective January 1st, 2012. Rob requested a change in billing to Net 30 days from Net 15 days.

8. Next Board Meeting to be held on Monday, June 4th, 2012, 6:00-7:00 pm at 10425 Brighton St SE.

9. Meeting closed at 6:48 pm.

Minutes approved by proper vote of the HOA Board as indicated by the signatures below.




